| 018.0 | 0004 | 0015.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 789,000 / 789,000 |
| | | | | | USE VALUE: | 789,000 / 789,000 |
| | | | | | ASSESSED: | 789,000 / 789,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 62 | | PRINCETON RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | HEGARTY JANET MARIE/ TRUSTEE |
| Owner 2: | HEGARTY REALTY TRUST |
| Owner 3: | |
| Street 1: | 62 PRINCETON ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HEGARTY JANET M - |
| Owner 2: | - |
| Street 1: | 62 PRINCETON ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,781 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 1833 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5781.000 | 284,600 | | 504,400 | 789,000 |
| Total Card | 0.133 | 284,600 | | 504,400 | 789,000 |
| Total Parcel | 0.133 | 284,600 | | 504,400 | 789,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.56 | /Parcel: 430.5

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 12818 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 11/29/17 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 018.0-0004-0015.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 284,700 | 0 | 5,781. | 504,400 | 789,100 | 789,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 216,500 | 0 | 5,781. | 652,800 | 869,300 | 869,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 216,500 | 0 | 5,781. | 415,400 | 631,900 | 631,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 216,500 | 0 | 5,781. | 379,800 | 596,300 | 596,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 216,500 | 0 | 5,781. | 308,600 | 525,100 | 525,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 207,900 | 0 | 5,781. | 308,600 | 516,500 | 516,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 207,900 | 0 | 5,781. | 281,300 | 489,200 | 489,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 207,900 | 0 | 5,781. | 267,600 | 475,500 | 475,500 | | 12/13/2012 |

!1529!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 17:06:40 |

**LAST REV**

| Date | Time |
|---|---|
| 03/29/19 | 09:39:13 |
| mmcmakin | |
| 1529 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 12818 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HEGARTY JANET M | 1416-87 | | 5/29/2012 | Convenience | 1 | No | No | | |
| | 1073-85 | | 9/1/1990 | | 270,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/29/2017 | Inspected | BS | Barbara S |
| 11/17/2017 | MEAS&NOTICE | BS | Barbara S |
| 2/14/2009 | Meas/Inspect | 294 | PATRIOT |
| 5/4/2006 | Inspected | BR | B Rossignol |
| 11/6/1999 | Inspected | 263 | PATRIOT |
| 10/5/1999 | Mailer Sent | | |
| 10/5/1999 | Measured | 243 | PATRIOT |
| 10/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5781 | | Sq. Ft. | Site | | 0 | 85. | 1.03 | 2 | | | | | | | | | 504,417 | | | | | | 504,400 | |

Total AC/HA: 0.13271 | Total SF/SM: 5781 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 504,417 | Spl Credit | Total: 504,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | k - Kelwyn Manor | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1939 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 5 - Lino/Vinyl | 15 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.29004872 |
| Const Adj.: | 0.98549062 |
| Adj $ / SQ: | 171.630 |
| Other Features: | 75643 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 412418 |
| Depreciation: | 127850 |
| Depreciated Total: | 284569 |

## COMMENTS

SCUTTLE HOLE.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

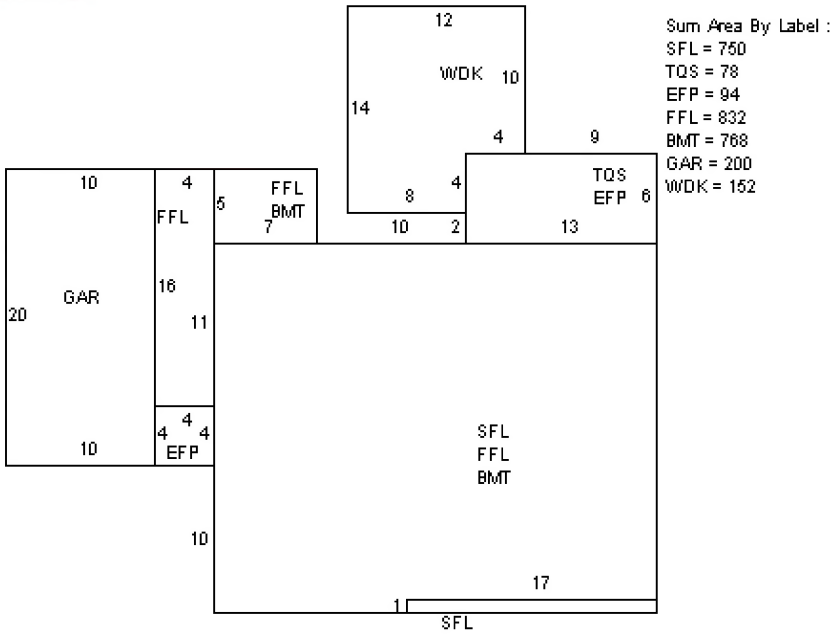
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 171.63 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 99.68 |
| Final Total: | 284600 | Val/Su SzAd | 173.48 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 832 | 171.630 | 142,796 |
| BMT | Basement | 768 | 55.610 | 42,707 |
| SFL | Second Floor | 750 | 171.630 | 128,722 |
| GAR | Garage | 200 | 27.100 | 5,420 |
| WDK | Deck | 152 | 12.400 | 1,884 |
| EFP | Enclos Porch | 94 | 55.370 | 5,205 |
| TQS | 3/4 Story | 59 | 171.630 | 10,040 |
| | Net Sketched Area: | 2,855 | Total: | 336,774 |
| Size Ad | 1640.5 | Gross Are | 2874 | FinArea 1833 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 25 | F | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

018.0-0004-0015.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|